Institutional Master Plan Notification Form

To Amend and Renew The

Harvard University

Allston Campus

Institutional Master Plan

Submitted to:

Boston Redevelopment Authority

Submitted By:

Harvard University

April 2006

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I. Introduction

This Institutional Master Plan Notification Form ("IMPNF") is being submitted to the Boston Redevelopment Authority ("BRA") pursuant to the provisions of Section 80D of the Boston Zoning Code (the "Zoning Code"), in order to initiate the Institutional Master Plan ("IMP") amendment process for three institutional projects proposed for Harvard University's Allston Campus. These three projects and related infrastructure improvements will expedite the transformation of the area from both an academic and community development perspective. As part of this request, Harvard also seeks to renew/extend the current Allston Campus IMP—including the authorization for institutional uses at 1230 Soldiers Field Road and 25 Travis Street (the "2002 Amendment Properties")—until such time that Harvard submits, and the BRA approves, a new IMP describing the University's larger Phase I development plans for the extended Allston Campus. For purposes of this document, "Phase I" is intended to refer to those Harvard development projects and related infrastructure improvements that are expected to occur over approximately the next ten years.

The three institutional projects proposed in this IMPNF include: (1) the construction of a new scientific research and education complex of approximately 500,000 square feet, on a site south of Western Avenue and east of Travis Street; (2) reuse of the existing commercial properties at 1360 and 1380 Soldiers Field Road to provide approximately 90,000 square feet of space for interim use by the Harvard University Art Museums ("HUAM"); and (3) renovation of an existing 25,000 square foot commercial building at 224 Western Avenue to provide additional space for Harvard arts and culture uses on an interim basis.

For the following reasons, Harvard requests that the City of Boston allow the review process for these projects to proceed prior to the University's submission of a larger Phase I IMP for the new Allston campus:

1. For Harvard to maintain its leadership in the life sciences and compete effectively to attract preeminent research scientists and programs, it is critical that a state-of-the-art science complex be developed as soon as possible.
2. Timely development of the first science complex in Allston will signal that the City of Boston and the Commonwealth of Massachusetts are committed to maintaining regional and national leadership in the field of life sciences research.
3. The first science complex and the temporary arts and culture facilities are not expected to result in significant environmental impacts.
4. Accelerated review for these projects will be followed by a thorough IMP review of Harvard's larger proposed master plan for its Allston campus, including near-term (within approximately the next 10 years) projects, as well as information concerning longer-term development potentials.
5. The proposed arts and culture facilities will allow the University to establish near-term cultural amenities in Allston and will represent an important interim step towards the goal of creating a permanent Allston cultural presence.
6. Together, the proposed projects will—without delay—begin the process of transforming the area into a new center of research, culture, and education.

These needs are discussed in greater detail in Sections IV and V.

II. Harvard University Mission and Objectives

Harvard College opened in Cambridge, Massachusetts, in 1636 with an enrollment of nine students and one Master to teach all subjects. Its mission was to educate the religious and intellectual leaders of the newly settled New England colonies.

In 1650, the Great and General Court of Massachusetts approved Harvard President Henry Dunster's charter of incorporation, which established the President and Fellows of Harvard College (a.k.a the non-profit Harvard Corporation), a seven-member board that is the oldest corporation in the Western Hemisphere.

Expanding its size and extending its geographical boundaries during the 19th century, the College added graduate and professional schools, which now number ten. Today, Harvard is one of the world's leading universities with a total graduate and undergraduate enrollment of approximately 18,500 degree students.

While each of the University's ten graduate and professional schools has its own mission statement, Harvard College (the undergraduate college) adheres to the purposes for which the Charter of 1650 was granted: "The advancement of all good literature, arts, and sciences; the advancement and education of youth in all manner of good literature, arts, and sciences; and all other necessary provisions that may conduce to the education of the . . . youth of this country." In brief: Harvard strives to create knowledge, to open the minds of students to that knowledge, and to enable students to take best advantage of their educational opportunities.

To these ends, the College encourages students to respect ideas and their free expression, and to rejoice in discovery and in critical thought; to pursue excellence in a spirit of productive cooperation; and to assume responsibility for the consequences of personal actions. Harvard seeks to identify and to remove restraints on students' full participation, so that individuals may explore their capabilities and interests and may develop their full intellectual and human potential. Education at Harvard should liberate students to explore, to create, to challenge, and to lead. The support the College provides to students is a foundation upon which self-reliance and habits of lifelong learning are built: Harvard expects that the scholarship and collegiality it fosters in its students will lead them in their later lives to advance knowledge, to promote understanding, and to serve society.

Relationship of the Proposed Projects to Harvard's Goals and Objectives

The projects identified in this IMPNF address two of Harvard's most critical space needs: state-of-the-art life science research space, and space for use by the Harvard University Art Museums and other arts and culture programs at the University.

The life science research space will advance Harvard's goals and objectives by helping to ensure that the University continues to maintain leadership in fields such as genomics, and that the best

faculty can be recruited to conduct such research. This work is conducted in an intensely competitive environment, both nationally and internationally. Not only will this facility enhance Harvard's competitive position in this environment, but it will also address the City of Boston's goals involving economic development in recognition of the metropolitan area's increasingly knowledge-based economy.

The proposed interim space for the Art Museums represents a critical first step in a planned sequence of activities making way for the much-needed renovation of HUAM's existing facilities, and for the creation of a permanent new facility in Allston. The Art Museums' master plan includes a permanent presence in the planned cultural facilities for Harvard's Allston campus. Such facilities are expected to replace the interim facilities described in this IMPNF, and will become a permanent complement to the HUAM locations in Cambridge.

In addition to the interim Art Museum facility on Soldiers Field Road, Harvard also proposes to establish a near-term presence for the University's arts and culture programs at the former Verizon Building, 224 Western Avenue, in the Barry's Corner area. The building will be renovated to provide flexible performing and visual arts spaces that may include dance studios, a pottery/ceramics studio, photography labs, gallery and studio space for the visual arts, and small performance and/or rehearsal space for musical and theatrical programs. Such flexible space will enable Harvard to accommodate a range of student arts initiatives that currently compete for limited space in existing University facilities, and also to offer new cultural opportunities for the community.

Population to be Served

A number of different constituencies will be served by the projects described in this IMPNF. These constituencies include the following:

- Students – as beneficiaries of the University's enhanced teaching and research facilities and programs.
- Faculty and Researchers – as the primary users of Harvard's new facilities.
- Neighborhood residents – as beneficiaries of physical improvements, public realm improvements, and as patrons and/or participants at the cultural facilities.
- Areawide patrons of culture – as visitors to new cultural facilities.
- Medical patients – as beneficiaries of advances in life science technologies.
- Private companies related to life science products – as developers of concepts emerging from Harvard's research.
- Metropolitan community of teaching and research institutions – as participants and collaborators in Harvard's research activities.
- Members of the regional economy – as beneficiaries of significant economic development spinoff.
- The Commonwealth of Massachusetts and its residents, all of whom have an economic as well as a medical interest in maintaining the state's prominent position in life sciences research and development.

III. Existing Allston Campus Institutional Master Plan

Harvard has been filing Institutional Master Plans for its existing Allston campus since 1989. The most recent IMP dates to 1997 and includes several recently-completed projects such as the Spangler Center and Hawes Hall at the Harvard Business School, and the graduate student housing at One Western Avenue. In 2002, the University amended the Institutional Master Plan to add two existing facilities, 1230 Soldiers Field Road and 25 Travis Street, to its IMP Area. Later in 2002, the University renewed without change the amended 1997 IMP.

The current IMP Area is shown in **Figure 1**, and the status of those projects described in the current IMP is included as **Table 1**. As stated earlier in this IMPNF, Harvard seeks to renew/extend the current Allston Campus IMP—including the authorization for institutional uses at the 2002 Amendment Properties—and to amend the IMP to add the three additional projects described herein.

Figure 1

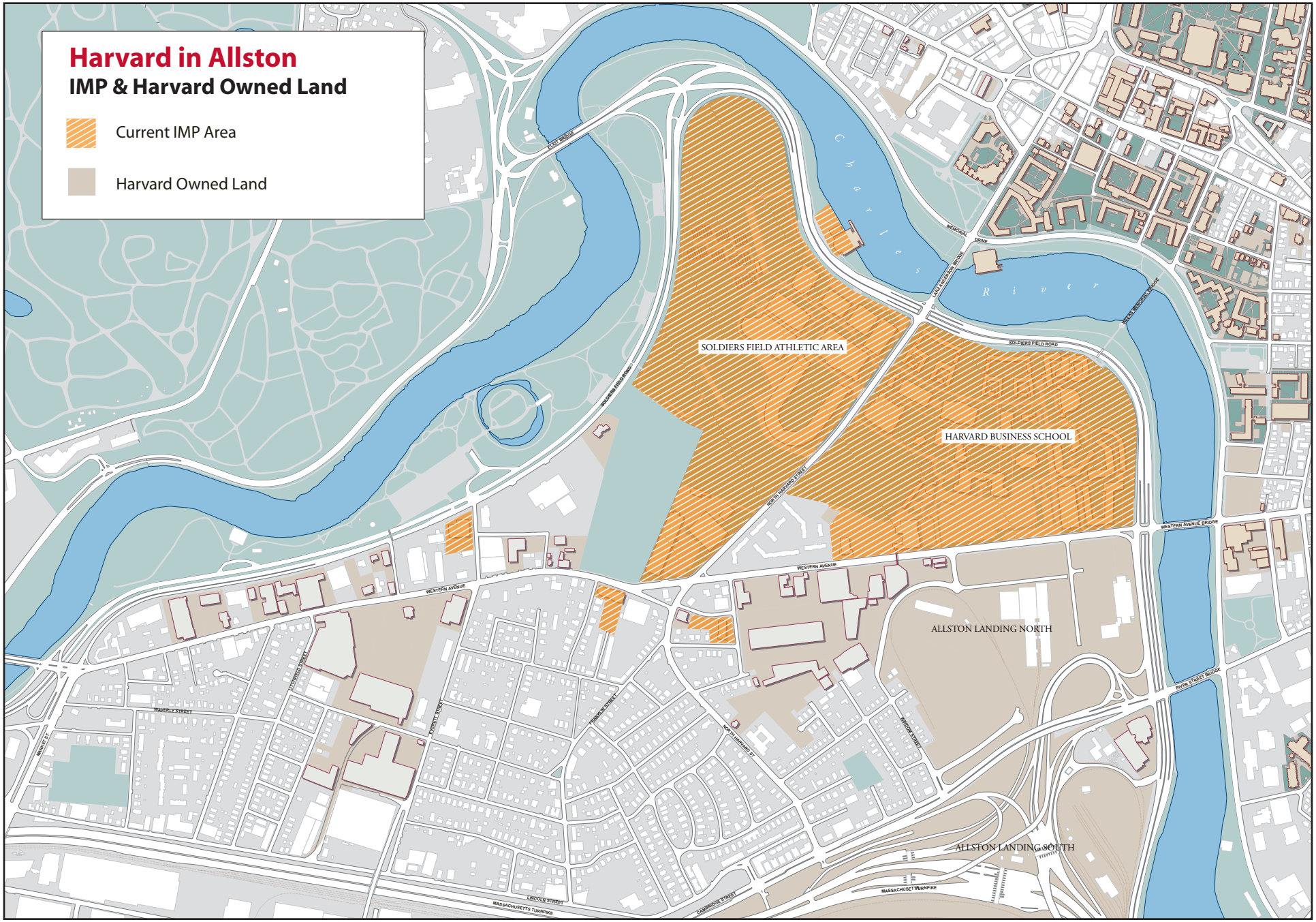

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Table 1
Status of Building Projects and Campus Improvements Undertaken since 1997: Harvard University Allston Campus Institutional Master Plan

Name of Project/Improvement	Approximate Square Footage (Thousand Square Feet)				Predominant Uses	Completed		Status, if not completed
	Existing	Renovated	New	Total		Yes / No	Date: Month / Year	
Harvard Business School								
New Building Projects								
1. Executive Education Housing (McArthur Hal)	--	--	96 KSF	96 KSF	Executive Education; Residential	YES	March, 1999	
2. Long-Range Executive Education Housing	--	--	50-70 KSF	50-70 KSF	Executive Education; Residential;	NO	N/A	Currently not scheduled
3. Campus Center (The Spangler Center)	--	--	121 KSF	121 KSF	Assembly; Dining; Office; Retail	YES	Jan., 2001	
4. New Academic Building (Hawes Hall)	--	--	49 KSF	49 KSF	Classroom; Office	YES	April, 2002	
Teele Hall Demolition (Building renamed "Rock Center"; Teele Hall name transferred to 230 Western Avenue)	28 KSF	--	--	28 KSF	Office	NO	N/A	Currently not scheduled
5. Baker Library Addition and Renovation	130 KSF	130 KSF	30 KSF	160 KSF	Library; Office	YES	Sept, 2005	
Renovations								
Kresge Hall	71 KSF	24 KSF	0 KSF	71 KSF	Classroom; Dining; Office	Partial	March, 2002	Second phase of renovation not yet scheduled
Mellon Hall	45 KSF	45 KSF	0 KSF	45 KSF	Residential	YES	Nov., 2000	
Gallatin or Hamilton Hall (reuse as office space)	49 KSF	0 KSF	0 KSF	0 KSF	Office	NO		Currently not scheduled*
Cumnock Hall	24 KSF	24 KSF	0 KSF	24 KSF	Classroom; Health Services; Office	YES	Jan., 1999	
Cotting Hall	15 KSF	0 KSF	0 KSF	15 KSF	Office	NO	N/A	Currently not scheduled
Central Administration/Support								
6. New Graduate Student Apartments (Known as One Western Avenue)	--	--	235 KSF	235 KSF	Residential	YES	July 2003	
Soldiers Field Athletic Area								
7. Rebuild Tennis Courts (Named "Beren Tennis Center")	--	--	5 KSF	5 KSF	Athletics / Tennis	YES	May, 2000	
8. Artificial Surface Athletic Field (Named "Jordan Field")	N/A	N/A	N/A	N/A	Athletics / Multi-Purpose	Partial	1999	Second phase of Athletic Field not yet scheduled
9. Potential Storage & Locker Room Facilities	--	--	10-15 KSF	10-15 KSF	Athletics / Multi-Purpose	NO	NA	Currently not scheduled
Campus-Wide Improvements								
Parking and Circulation; Utilities; Pedestrian Walkways & Tunnels; Signage; Edge Treatment	NA	NA	NA	NA	Aesthetics and Infrastructure	NA	NA	Ongoing

* Hamilton Hall currently under renovation for continued residential use; expected completion is June 2006.

Note: Proposed projects are numbered to reflect numbering on Figure 3-1 in the 1997/98 Institutional Master Plan. For those buildings to which a number was not assigned in the original graphic, no additional numbers have been added.

IV. Program Summary and Need for Space

New Science Complex

Harvard's first science complex in Allston will accommodate a range of initiatives recommended last year by a University task force for science and technology, and is planned to include the Harvard Stem Cell Institute in addition to chemical biology, innovative computing, biology, systems engineering, and other relevant parts of the engineering initiative—all critical elements of the University's science research agenda. Science has been selected to be the first project for Harvard in Allston because of the University's pressing need for new interdisciplinary science research space. Despite current success, Harvard faces critical challenges as it looks forward into this new century of scientific research.

It is imperative that Harvard move these scientific research programs forward now. Harvard's world-class traditional scientific inquiry, conducted within disciplines, must be complemented by a new style of science that is interdisciplinary, involving larger groups of scientists and large shared tools, and needing new kinds of space. The landscape of science is rapidly changing. New technologies, emerging fields, the ability to collect and analyze large amounts of data, the requirement for costly new high technology tools, and the blurring of disciplinary boundaries are creating new opportunities that could be missed if the University is not able to respond quickly by creating the finest and most advanced physical facilities for research. At risk are the University's ability to recruit premier faculty and students, to attract research funding, and to provide leadership within the area's extensive research community.

Harvard University Art Museums, Temporary Space

The Harvard University Art Museums comprise three major art museums—the Fogg Art Museum, the Busch-Reisinger Museum, and the Arthur M. Sackler Museum. An integral part of Harvard University, the Art Museums focus on object-based teaching and research centered on their collections, bringing together students, faculty, curators, conservators, conservation scientists, scholars, and the general public.

The Art Museums' collections consist of approximately 250,000 art objects, although fewer than 1,000 objects can be accommodated at any given time in the public galleries. This shortage of adequate space for the collections, coupled with deteriorating infrastructure and the absence of climate control in many collection areas (both storage and galleries), underscores the need for a major renovation of the existing Museum facilities and the pursuit of opportunities for new space in Allston.

Substantial renovation of the current HUAM facilities requires that the collections and staff be relocated and the existing buildings vacated. Temporary space is needed to accommodate the collections and staff during the renovation period. Specific functions contemplated for this temporary facility include conservation labs, administrative offices, archives, art storage, and exhibit galleries open to the Allston community and to the general public.

The Art Museums' master plan includes a permanent presence in Allston as part of the larger cultural component of Harvard's new Allston campus. Thus, while some of the collections, staff,

and activities to be housed in the temporary Allston facility may return to Cambridge following the proposed renovation of the museum buildings there, it is anticipated that new HUAM facilities in Allston will replace the interim Allston accommodations and will become a permanent complement to the Cambridge facilities.

Interim Arts and Culture Uses at 224 Western Avenue

Harvard currently has a shortage of studio, gallery, rehearsal, and performance spaces available for use by the University's many arts and culture programs. The performing and visual arts at Harvard operate in a decentralized manner, largely outside the boundaries of their formal institutional homes (with a few notable exceptions such as the Carpenter Center and the Harvard Film Archive). In this context, a growing number of participants compete for a limited number of suitable spaces. Harvard's Office for the Arts faces an ongoing need for additional venues to accommodate art studios, visual arts exhibitions, music programs, dance performances, arts symposia, and other Harvard-sponsored cultural endeavors.

V. Description of Proposed Projects

Three projects requiring Institutional Master Plan review are proposed. The proposed project locations are shown in **Figure 2**.

A. New Science Complex

Harvard proposes to construct a new four-to-six story science complex of approximately 500,000 gross square feet on an approximately six-acre parcel of land south of Western Avenue and just west/south of the existing Harvard Business School campus. Commercial buildings that currently occupy the site include 130-140 Western Avenue, 144-148 Western Avenue, 28 Travis Street, and 100 Windom Street. The entirety of the parcel is within the Allston Landing North Economic Development Area zoning subdistrict of the Allston/Brighton Neighborhood District. The project location is shown on Figure 2. The site has been selected as the best available property that can meet the space and scheduling needs of the science program.

The parcel abuts commercial property to the west, and is approximately 400-600 feet from the nearest residential neighborhood to the south. The site is separated from that neighborhood by the commercial building at 90 Seattle Street. On the west side, the site is bordered by Boston Volkswagen and other commercial establishments. On the east side, the site is in proximity to large parcels dedicated to transportation uses, mostly short-term storage of shipping containers in transit within the regional metropolitan area. For purposes of this IMPNF, it is assumed that these transportation uses will remain in Allston for an undetermined period of time.

As currently envisioned, the proposed science complex will include an underground parking garage with spaces for approximately 1,300 vehicles. The science site's close proximity to Harvard's other near-term development parcels makes it an ideal location for a centralized parking facility that could serve not only the science complex, but also portions of the future Phase I campus development area. For this reason, the University would like to create underground parking as part of the first science complex in order to replace some of the existing surface lots and help to expedite the physical transformation of the area. As

approximately 1,000 existing surface parking spaces at the science site (most associated with either the soon-to-be-relocated WGBH uses or the former Pepsi facility) will be displaced by the proposed project, a majority of the proposed garage spaces will represent a replacement of the existing surface spaces. Harvard will provide more detailed information on the proposed garage as part of the IMP Amendment.

Harvard has selected the architectural firm of Behnisch Architects to design the proposed science facility, and architectural design work is expected to commence this spring. Although the proposed massing for the facility has not been fully defined, it is understood that any new construction would have to take into account the existing residential community south of Rena Street.

It is anticipated that the new science facility will include teaching, research laboratory, vivarium, and administrative space, along with associated support spaces, for the Harvard Stem Cell Institute, chemical biology, innovative computing, and systems biology, as well as relevant parts of the engineering initiative. A second group of initiatives, including Microbial Sciences, the Origin of Life, and Global Neglected Diseases, may also be housed in the facility.

B. Harvard University Art Museums, Interim Facility

In order to ease existing space deficiencies, allow for critically-needed renovations at the buildings housing the Harvard University Art Museums in Cambridge, and to begin the process of bringing to Allston part of these art museums, Harvard proposes to create a temporary museum facility in Allston. The temporary facility will house a variety of HUAM functions including conservation labs, administrative offices, archives, art storage, and exhibit galleries. The proposed gallery space will be open and accessible to the Allston community and to the general public.

Approximately 90,000 square feet is needed to accommodate the proposed temporary uses. At this time, it is anticipated that the HUAM functions will be split between two adjacent Harvard-owned properties (1360 and 1380 Soldiers Field Road), as shown in Figure 2.

The first property is the former Citizens Bank facility at 1380 Soldiers Field Road. This three-story building contains approximately 75,000 square feet of floor area, plus approximately 170 on-site parking spaces, on a lot of approximately 1.7 acres.

The second property is an approximately 10,000 square foot, one-story commercial structure, with associated surface parking, on a lot of approximately 1.1 acres at 1360 Soldiers Field Road. The property formerly housed a Kinko's Copy Center.

Harvard is currently in the process of hiring an architect to develop plans for the accommodation of the proposed HUAM uses at these locations.

Both of the subject properties are currently zoned as part of the Western Avenue-Soldiers Field Road Community Commercial subdistrict of the Allston/Brighton Neighborhood District.

It is expected that the HUAM's temporary presence in Allston will develop into a permanent presence in a permanent facility, most likely within the vicinity of Barry's Corner.

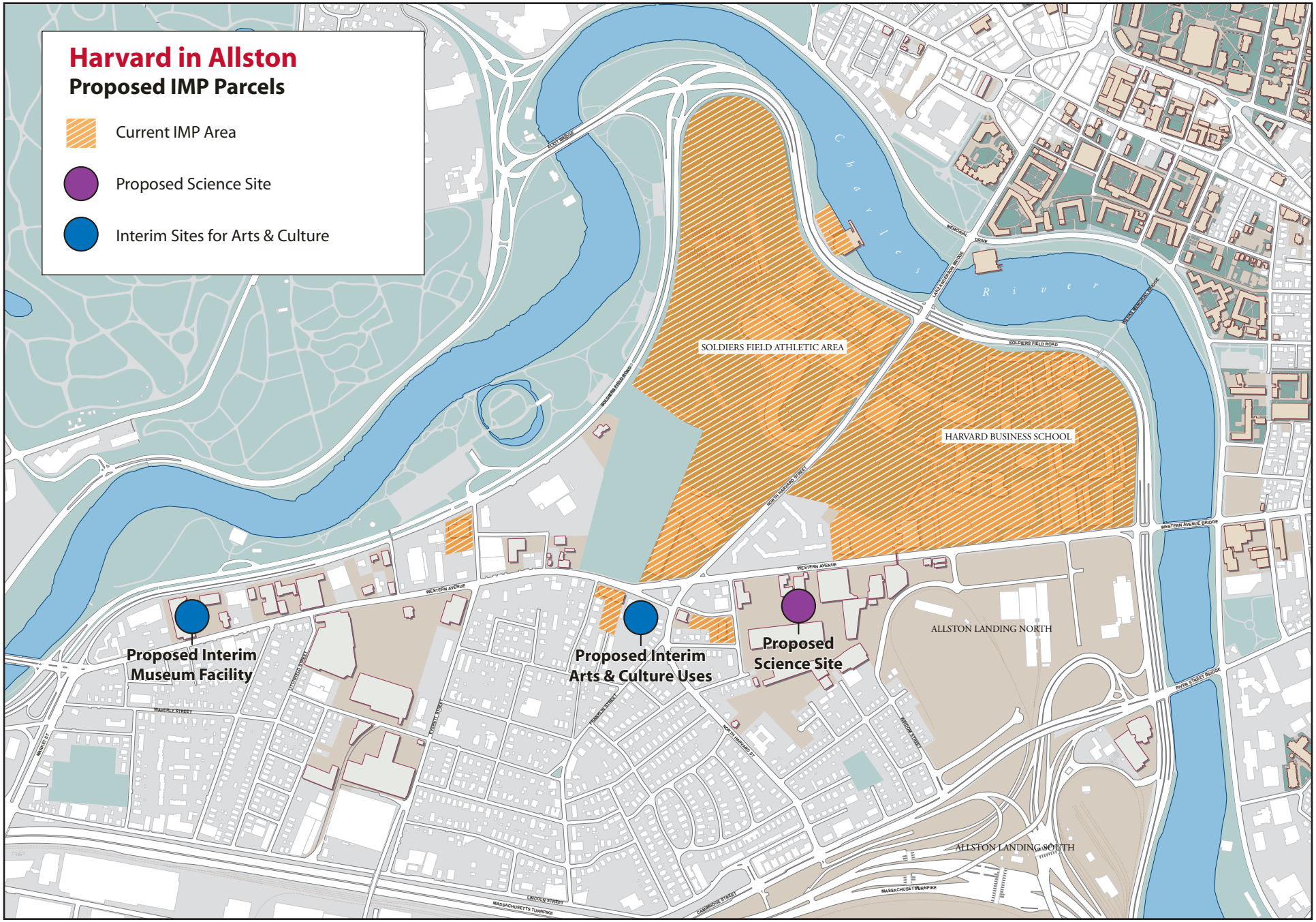
C. Interim Arts and Culture Space

Harvard proposes to renovate the approximately 25,000 square foot former Verizon building at 224 Western Avenue in Barry's Corner, adjacent to the Harvard Business School's Teele Hall, to provide interim space for a variety of arts and culture initiatives.

Harvard anticipates that the renovation will result in art studio/work spaces in addition to a number of flexible spaces that can serve as gallery, rehearsal, and small performance venues on an as-needed basis. The aim is to establish a near-term cultural presence in Barry's Corner that will attract both Harvard affiliates and members of the local community, and to begin to build a constituency for more-permanent arts and culture facilities as part of Harvard's future Allston development.

The subject building is within the Western Avenue-Soldiers Field Road Community Commercial subdistrict of the Allston/Brighton Neighborhood District.

Figure 2



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VI. Anticipated Impacts of Proposed Projects

Transportation

As part of the forthcoming IMP Amendment, Harvard will present a detailed transportation analysis consistent with the Scoping Determination that will be issued by the BRA based on this IMPNF. The analysis will include a summary of the current and preexisting transportation and parking characteristics in and around the project sites, an assessment of the potential impacts associated with the proposed projects, and a description of the transportation improvements that are proposed to facilitate connections between the new facilities and Harvard's other campuses.

Harvard's preliminary analysis indicates that the proposed projects will not result in a significant change in traffic generation or parking demand when compared to the current and recently-existing uses that the projects will replace.

Transit connectivity between the proposed new uses and Harvard's other campuses is a priority. Harvard expects to enhance its existing intercampus shuttle service to provide more frequent service between the Cambridge campus and the new facilities in Allston, and also between the Longwood and Allston campuses.

The site of the proposed science complex is currently served well by five MBTA bus routes providing 18 trips per hour in each direction. Ten of the trips connect with Harvard Square and eight connect with Central Square. Nevertheless, Harvard University will increase the frequency of its inter-campus shuttle service, particularly during the commuting periods. The Harvard University shuttles will provide additional service between the Red Line's Harvard Square station and the proposed science complex. The improved shuttle service is expected to increase available transit capacity for commuters to the first science complex by more than 200 seats per hour.

Shuttle service will also be provided to the proposed new arts and culture uses, and will be targeted to serve both employees and patrons of the proposed museum and cultural programs. Additional information will be provided as part of the IMP Amendment.

Environmental Protection

Significant effects on air quality, flooding, water quality, groundwater, noise and hazardous materials are not anticipated as a result of the proposed projects. Environmental analyses of the proposed projects will be presented in the IMP Amendment document, in accordance with the BRA Scoping Determination. Detailed project-specific analyses will be presented in the Project Notification Form(s) for each of the individual projects as required as part of the BRA's Article 80 Large Project Review.

Wind

At approximately four-to-six stories, the proposed New Science Facility is not anticipated to cause significant impacts to pedestrian-level winds. The proposed arts and culture projects also are not anticipated to result in any significant wind impacts. Individual or separate wind studies

will be presented in the Project Notification Form(s) for each individual project as required as part of the BRA's Article 80 Large Project Review Process.

Shadow

The proposed new projects are not expected to result in significant shadow impacts to nearby properties or open space. Detailed shadow studies will be presented in the Project Notification Form(s) as required as part of the BRA's Article 80 Large Project Review Process.

Daylight

Daylight impacts from the proposed projects are expected to be minimal. A detailed daylight impact analysis will be presented as required as part of the BRA's Article 80 Large Project Review Process.

Solar Glare

Harvard does not anticipate the use of reflective glass on the proposed new projects.

Air Quality

Potential long-term air quality impacts that could result from emissions from vehicular traffic generated by the proposed projects are expected to be negligible as the new trips associated with the proposed projects appear to be similar to, or fewer than, the trips generated by the current and recently-existing uses at the projects sites.

All laboratory exhaust systems in the buildings will be designed and vented in accordance with applicable air pollution control regulations.

More detailed air quality studies will be presented in the IMP Amendment and, as appropriate for individual projects, during the Article 80 Large Project Review process.

Water Quality/Wetlands

No water quality or wetlands impacts are anticipated as a result of the proposed projects. The projects will occur on previously-developed urban sites.

Geotechnical/Groundwater

Subsurface conditions at the project sites will be investigated as the design process proceeds. Construction methodology that ensures the protection of existing surrounding buildings will be followed. Dewatering may be required for subsurface construction; if so, all applicable permits will be obtained and mitigation requirements met.

Solid and Hazardous Waste

Demolition and construction activities at the project sites will generate construction debris. The construction contractor will be responsible for off-site disposal of this debris in accordance with applicable public health and safety and environmental laws.

It is expected that the proposed science building will generate some hazardous wastes typical of research laboratories. Management of all hazardous waste is highly regulated to protect the safety of the public and the environment. All wastes from the new facilities will be handled in accordance with applicable laws and regulations.

Noise

Most of the activity associated with the operation of the proposed projects will occur indoors. The only operational noise from buildings of this nature may be expected from mechanical equipment that is located outdoors and will be equipped with appropriate noise attenuation mechanisms.

Intermittent increases in noise levels will occur in the short-term during construction of the proposed projects. Construction work will comply with the requirements of the City of Boston noise ordinance, and noise management measures will be developed and implemented as implemented as appropriate.

Construction

Short-term minor air quality impacts from fugitive dust may be expected during construction of each project. Mitigation measures such as the use of wetting agents where needed and removal of spoils from the site using covered trucks will be utilized. As noted in the previous paragraph, noise impacts from construction will be mitigated as appropriate. Detailed Construction Management Plans will be prepared as required for each of the proposed projects.

Wildlife Habitat

The project sites are within a fully-developed urban area. The projects will not impact wildlife habitats.

Urban Design

In its planning for Allston development, Harvard seeks to shape an active and animated environment, one that fosters both community interaction and scholarly interchange. At this preliminary stage, addressing this aspect of the design will involve reliance on contextual conditions, including assumptions about building adjacencies, surrounding circulation, open spaces, and other related factors.

The urban design principles, as developed in the overall Harvard Phase I master plan for Allston, will address more specifically massing requirements, programmatic needs, and architectural character for the broader Phase I IMP Area. However, as preliminary concepts and guidance for the proposed first science complex in Allston, the following principles will apply:

- Activate the surrounding streets (including both Western Avenue and North Harvard Street) and public spaces by improving pedestrian, bicycle, and vehicular conditions, by adding landscape elements, and by supporting a program of ancillary uses.

- Incorporate a protected Harvard shuttle stop waiting area into the building design or provide an adequate shelter on the building site.
- Incorporate bicycle amenities such as protected and secure bicycle parking.
- Incorporate the building and the surrounding site into a larger open/public space network plan.

On March 4th, 2006, approximately 50 people gathered at the Honan-Allston branch library for a Placemaking Workshop facilitated by New York-based Project for Public Spaces, Inc. (PPS). The intent was for Allston residents to brainstorm ways that the relationship between Harvard and the North Allston community could be realized in a positive way through the public realm in and around Barry's Corner (the intersection of North Harvard Street and Western Avenue), including the area of the proposed science complex and the proposed interim arts and culture uses at 224 Western Avenue. The ideas generated will help to inform both Harvard's planning process and the implementation of the North Allston Strategic Framework for Planning.

PPS is now in the process of developing recommendations based on the results of the workshop. A summary of the input received as part of the workshop may be viewed online at http://www.allston.harvard.edu/community/PPS.pdf

More detailed urban design analysis and recommendations will be included as part of the IMP Amendment.

Historic Resources

No impacts to historic or archaeological resources are anticipated in conjunction with the proposed projects. The IMP Amendment will identify, for informational purposes, properties in the vicinity of the proposed projects that are listed in the State and National Registers of Historic Places or included in the Inventory of Historic and Archaeological Assets of the Commonwealth.

Infrastructure

Water Supply and Wastewater Generation

Water use and wastewater generation for the new science complex are expected to closely resemble the usage rates of other multi-purpose laboratory buildings, such as the Northwest Science Building on Harvard's Cambridge Campus. The proposed art museum facility and interim arts/culture uses are not expected to result in significantly different water usage/wastewater generation rates than did the previously-existing commercial uses at those sites.

The Boston Water and Sewer Commission ("BWSC") will provide potable water to the proposed facilities. Wastewater generated by the facility will be discharged into the local BWSC sanitary wastewater collection system and, ultimately, to the Massachusetts Water Resources Authority ("MWRA") Deer Island Treatment Plant.

It is possible that construction of the new science complex may require the relocation of certain water and/or sewer utilities within the project area, although such need cannot be confirmed until the design process for the complex proceeds.

Water usage and wastewater generation estimates, along with additional information about potential water and sewer infrastructure relocation needs, will be presented as part of the IMP Amendment document and during the Article 80 Large Project Review process.

Stormwater Management

Construction of the proposed projects will not produce significant changes in either the pattern of, or rate of, stormwater runoff from the sites. Stormwater management controls will be established in compliance with BWSC, Massachusetts Department of Environmental Protection (DEP), and MWRA standards. The projects will not result in the introduction of any peak flows, pollutants, or sediments that would potentially impact the receiving waters of the local BWSC stormwater drainage system.

Potential runoff during construction will be controlled by measures developed in accordance with the policies and approvals of the BWSC and other appropriate oversight agencies.

Energy Systems

Estimated requirements for heating/cooling, steam, electrical, and natural gas services for the proposed facilities will be described in the IMP Amendment and, as appropriate, in the Article 80 Large Project Review document(s) for the individual projects.

The energy requirements of these projects will be considered in the context of the anticipated overall energy requirements for Harvard's larger Phase One master plan development and the ongoing support of campus needs. If it is determined that a district energy plant may be required in conjunction with the broader considerations, Harvard may propose to create such a facility in conjunction with the construction of the proposed science complex. Additional information will be provided as part of the IMP Amendment.

Sustainability

Harvard University is committed to developing and maintaining an environment that enhances human health and fosters a transition toward sustainability. Sustainability should be advanced through research, analysis, and experience gained over time. To that end, Harvard is committed to continuous improvement as stated in the University's Campus-Wide Sustainability Principles. The principles that are most relevant to Harvard's initial development in Allston include:

• ***Demonstrating institutional practices that promote sustainability,*** including measures to increase efficiency and use of renewable resources, and to decrease production of waste and hazardous materials, both in Harvard's own operations and in those of its suppliers.
• ***Promoting health, productivity and safety*** of the University community through design and maintenance of the built environment.
• ***Enhancing the health of campus ecosystems*** and increasing the diversity of native species.
• ***Developing planning tools*** to enable comparative analysis of sustainability implications and to support long-term economic, environmental and socially responsible decision making.
• ***Encouraging environmental inquiry*** and institutional learning throughout the University community.

• ***Establishing indicators for sustainability*** that will enable monitoring reporting and continuous improvement.

The full text of Harvard's Campus-Wide Sustainability Principles is available online at **www.greencampus.harvard.edu/about/principles.php**

Further discussion of the sustainability measures to be incorporated as part of the proposed projects will be provided in the IMP Amendment and as part of the Article 80 Large Project Review process.

VII. Public Benefits

Harvard looks forward to working cooperatively with the BRA and the Harvard Allston IMP Community Task Force over the coming months to identify community benefits that are appropriate in the context of the proposed new projects. A detailed public benefits discussion will be included in the IMP Amendment.

VIII. Public Participation

Harvard has a long history of community consultation in regard to its campus planning in Allston. In the mid 1980s Harvard worked regularly with a task force of neighborhood representatives in the preparation of the University's first Institutional Master Plan, filed in 1989. Since then, Harvard has maintained a close working relationship with the Harvard Institutional Master Plan Task Force to discuss and resolve land use issues and to help prepare the University's 1995 Master Plan renewal, and subsequently to shape its 1997 Institutional Master Plan and 2002 amendment and renewal. Harvard has continued to meet as needed with the Task Force, and has also actively worked for the last four years with a Strategic Planning Group, the larger neighborhood, and civic organizations that guided the preparation of the recently completed North Allston Neighborhood Strategic Plan. The City of Boston recently stated that the Strategic Plan and the process that led to its creation stands as a model for city and institutional planning.

The City of Boston recently appointed a new 17-member Task Force to help shape the elements of Harvard's Allston Master Plan and to advise the BRA and the University throughout the development, approval, and implementation of the plan. Harvard remains fully committed to such a process and, in cooperation with the BRA, has scheduled an ongoing series of meetings with the Task Force to provide information and to solicit feedback and suggestions.

IX. Allston Campus Phase I Master Plan: Status and Schedule

Harvard and its consultant team of Cooper Robertson and Partners are in the process of creating a planning framework to guide the University's long-term physical development in Allston, with a focus on the near-term development activities expected to occur over approximately the next ten years. The geographic focus for Harvard's near-term development is shown in **Figure 3**.

Over the coming months, Harvard looks forward to working cooperatively with the BRA and the Allston Community Task Force to review and refine many of the key components of the planning

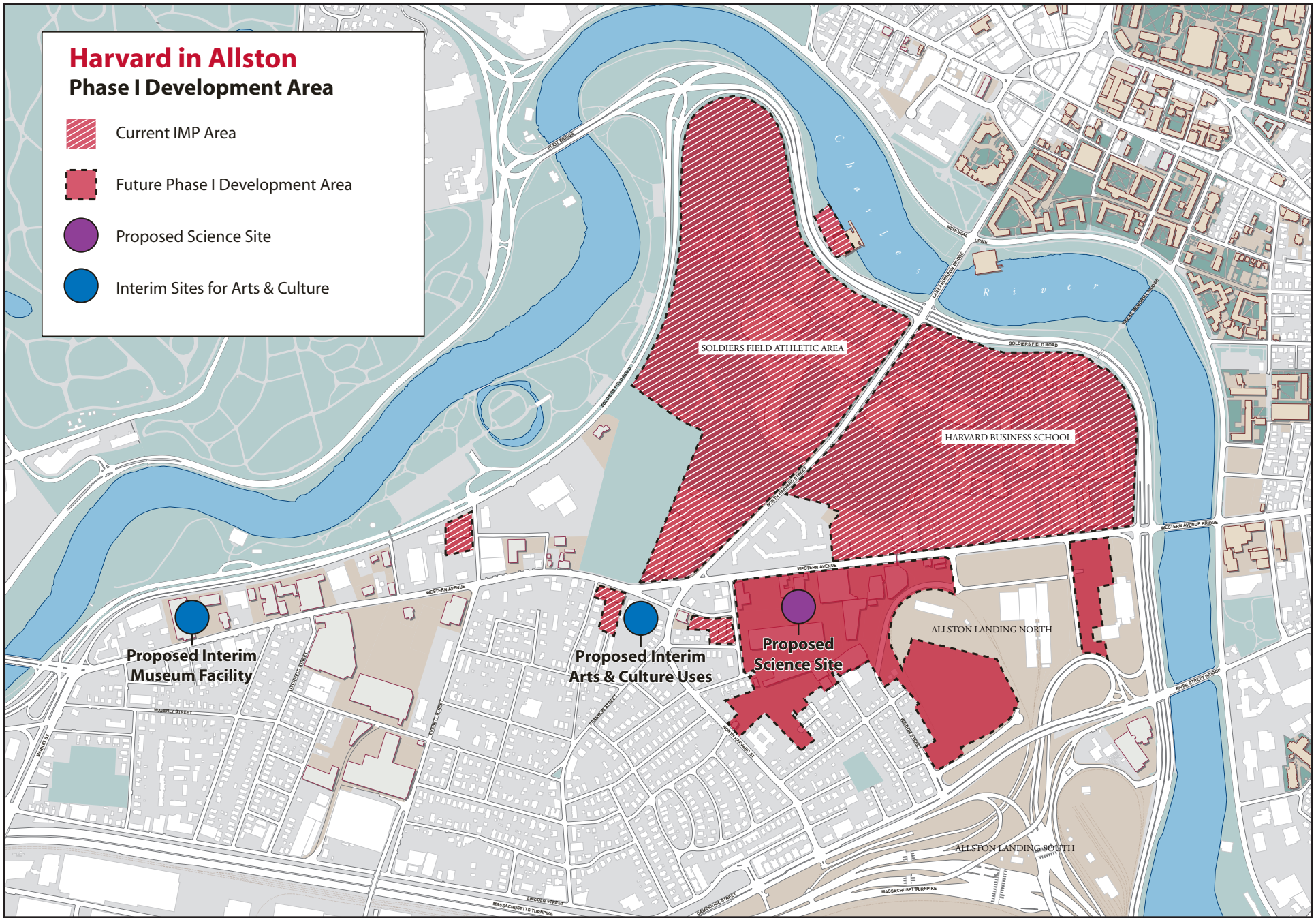
framework, particularly as they relate to the community's public realm, open space, and transportation systems.

Based on the current schedule, Harvard expects that the planning framework will be largely complete by fourth quarter of 2006, and that an Institutional Master Plan Notification Form for the University's larger Phase I development plan can be filed by the end of the year.

FIGURE 3: Phase I Development Area

See Separate "IMP Maps" File

Figure 3



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